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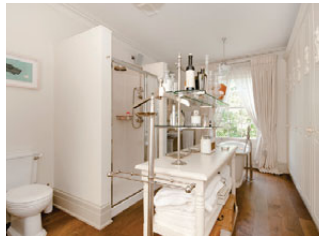
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A lovely 4 bedroom Victorian terrace house, situated moments away from Clissold Park in Stoke Newington. The property boasts a wealth of original period charm & enjoys plenty of space & loft storage, ideal for a home office.

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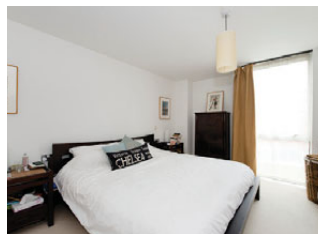
Alwyne Road
Islington N1

A beautiful period house located in the heart of Canonbury boasting 4 bedrooms, 3 receptions, 2 bathrooms & a stunning garden. Both Canonbury overground & Highbury & Islington underground stations are within easy access to this property.

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Crystal Wharf
Islington N1

Beautifully presented 3 bedroom sub penthouse apartment in Angel. This sumptuous apartment offers a large open plan reception room with dining area, fully fitted kitchen & doors leading onto an ideal private roof terrace overlooking the Regents Canal, 3 double bedrooms, 2 bathrooms & good storage. The property further benefits from wooden floors throughout & private underground parking is available by separate negotiations. With 24 hour concierge on site, the property is within walking distance to Angel & Upper Street.

EPC rating B

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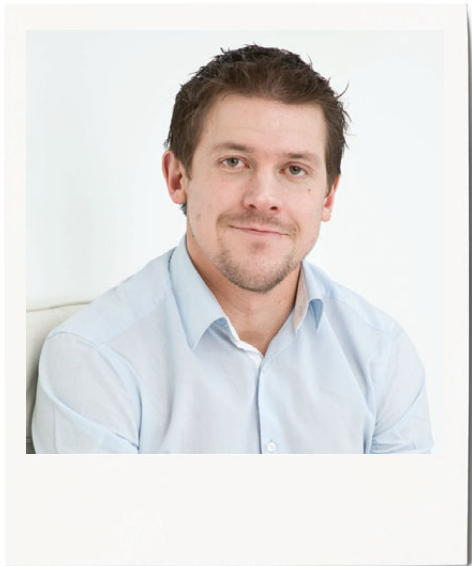


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Letter from the EDITOR



Back in 2001, the BBC's then Director General Greg Dyke described the corporation as being 'hideously white' and, some 13 years later, race and equality remains a political hot potato. Lenny Henry knows that only too well, being invited to join an Independent Diversity Action Group instigated by Lord Tony Hall, the current BBC Director General, which is looking to increase on-screen diversity by 5% in the next three years. For Lenny Henry fans out there, that message of a lack of ethnic diversity on our TV screens has been coming across for the last three decades.

It's astonishing to think *The Lenny Henry Show* is 30-years-old. I remember watching it as a kid, oblivious to any underlying racial undertones, and thought it was hilarious. That's the thing about Lenny Henry – he takes on a different persona to different people. Radical comedian, co-founder of Comic Relief, the face of Premier Inn, and an acclaimed stage actor in the wake of his scintillating turn as Othello in 2009. You can rest assured that an interview with him won't be a quiet one, so take a look on page 24 as he prepares to take to the Hackney Empire stage.

Elsewhere, September is all about creativity. The London Design Festival rolls into town and North London plays a big role in proceedings. We celebrate five of the best shows not to miss, plus pick Tent London as our event of the month on page 11. We celebrate the old as well as the new, too, in this issue as local architect Ian Hay talks about combining the past and present, and we step into one of Islington's oldest homes.

We don't forget that September also means it's back to school – but we take a very different direction on page 21. With so much to take on-board, our sofas special arrives at the perfect time for you to sit back, relax and take everything in (bagsy the Ligne Roset creation on our cover). I hope you enjoy the issue.

Mark

Mark Kebble, Editor

FEELING THE BLUES
The Columbo Group are behind a whole host of food and drink success stories and co-founder Steve Hall reveals all from following the heart

Make it hot
BERRY FRUIT, BUTTERFLY CHICKEN

MEATS

DRINKS

DESSERTS

THE BLUES KITCHEN

THE COLUMBO GROUP

The Columbo Group's takeover of this area's food and drink offerings continues with The Blues Kitchen

HOMES
[WHAT TO BUY AND HOW TO STYLE IT]

TAKE A SEAT
Embrace the art of luxury lounging

COLOUR

TEXTURE

FUNCTION

COMFORT

STYLE

FOR THE RECORD
30 years since Lenny Henry launched his eponymous TV show, he questions how much things have changed

THE BLUES KITCHEN

THE COLUMBO GROUP

THE BLUES KITCHEN

THE COLUMBO GROUP

Lenny Henry explains why taking to the Hackney Empire stage puts a smile on his face

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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



SOYINKA ART PRINT BY KITTY MCCALL

DESIGN DIRECTION

Tent London returns with the very latest trend spotting

Tent London returns to the Old Truman Brewery from 18-21 September with yet more forward-thinking and inspiring exhibitors. Running alongside the London Design Festival, Tent London will showcase the latest trends (raw, bold and beautiful, frame and refraction), country showcases (including 100% Norway and The Crafts Council of Ireland), and, arguably the most exciting thing of all, the East London Design District is launched, showing why East London competes (and surpasses) what you find centrally.

Old Truman Brewery, Hanbury Street E1 6QR; tentlondon.co.uk

TALL ORDER

The Royal Borough of Greenwich will celebrate the largest fleet of Tall Ships to visit London in 25 years with five days of free festival fun across Greenwich. From 5-9 September you will be able to board the Tall Ships moored along the Greenwich waterfront, enjoy dazzling evening fireworks displays, free cultural performances, music and entertainment at the festival villages, and watch a crew parade and festival procession.

See full details at royalgreenwich.gov.uk

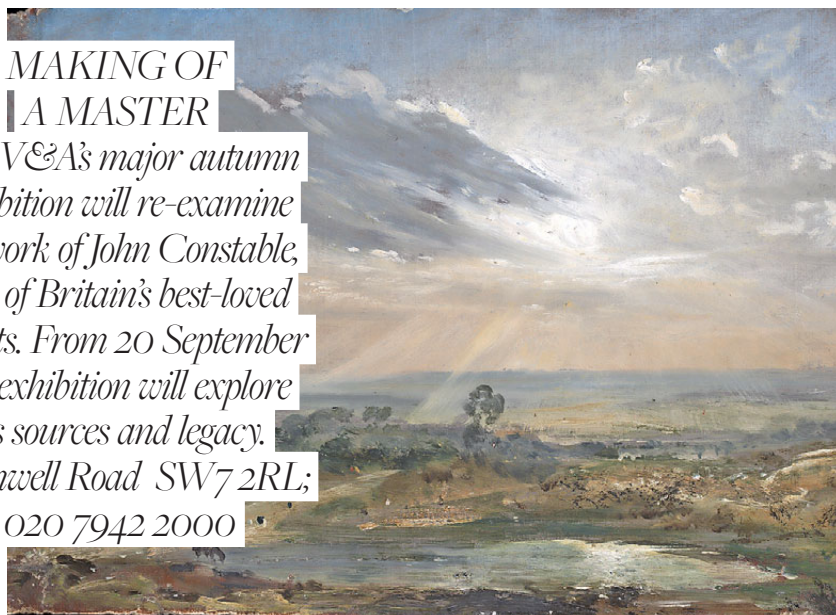


MAKING OF A MASTER

The V&A's major autumn exhibition will re-examine the work of John Constable, one of Britain's best-loved artists. From 20 September the exhibition will explore his sources and legacy.

Cromwell Road SW7 2RL;

020 7942 2000



WORD COUNT

Soho Literary Festival marks its fourth anniversary from 24-28 September. With 36 unique events all taking place under one roof, the iconic Soho Theatre, the festival is set to take the capital by storm. Highlights include headline act Stephen Fry on the profound effects Wodehouse had on his life.

For full listings, visit soholifest.com





ARENA

A FUTURE LOOK

Gerardo Dottori was a pivotal figure in Italian Futurism during the inter-war years. His expansive and intensely lyrical visions of the Umbrian landscape, viewed from above, were among the earliest and most striking examples of 'aeropainting', which explore the dynamic perspectives of flight. Some 50 of his paintings and drawings will be on show at the Estorick Collection until 7 September.

39a Canonbury Square N1 2AN; 020 7704 9522; estorickcollection.com

DESIGNER LOOKS

Nicole Farhi will present her first series of sculptures, entitled From the Neck Up, at London's Bowman Sculpture from 17 September-3 October. She has created 12 busts of a host of famous names. 6 Duke Street

SW1Y 6BN; 020 7930 0277; bowmansculpture.com



KISS ME QUICK

One of the Queens of Pop, Kylie Minogue, will be making a fleeting visit to the capital when she plays three nights at The O2 from 29 September-1 October. The Kiss Me Once tour will feature songs from her new album - which includes collaborations with the likes of Pharrell Williams and HAIM - as well as her classic hits.

For tickets visit theo2.co.uk

VINTAGE IS THE NEW BLACK

Certainly no second hand tat market, The Vintage Collections at Clerkenwell Vintage Fashion Fair - held every London Fashion Week - is the definitive event to pick up designer vintage and on-trend pieces that have stood the test of time. Clerkenwell Vintage Fashion Fair - on 14 September - has become a well-loved event open to the public, as well as building a fantastic reputation with the fashion industry.

Old Finsbury Town Hall, Rosebery Avenue EC1R 4RP; clerkenwellvintagefashionfair.co.uk



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Frederick Wimsett and Tatjana Von Stein



Miranda Donovan and Mark Hix



Anna Mackay and Tom Slattery



Natasha Llewellyn, Allen Jones and his wife Deirdre Morrow

SOCIAL NETWORK

The Clerkenwell Collection hosts a double team like no other



David Moore and Jane Juria-Ronaldson



Laura Azahar and Martin King



DJ Miss G



Georgina Anstruther-Gough-Calthorpe



Eddie Redmayne, Alexandra Llewellyn and Hannah Bagshawe

GAME CHANGERS

Luxury backgammon board designer Alexandra Llewellyn and critically-acclaimed artist Miranda Donovan premiered their hand-crafted collaboration board – using Donovan’s artwork on a bespoke Llewellyn design – at The Clerkenwell Collection, with a limited edition run of only ten boards going on sale at £8,600. Mark Hix hobnobbed with Miranda about her exciting new work, as model Jacqueeta Allsopp discussed new roles with Eddie Redmayne whilst admiring the collaboration.

The Angel resident RECOMMENDS

Five of the best for the London Design Festival

1 ART FOOD

Marylebone

Upper Street favourite

Roundhouse will be exhibiting results of the intriguing competition, Art Food, at their Marylebone store. Ceramics students from Central St Martin's London, the Pratt Institute in New York, and the Eugeniusz Geppert Academy from Wroclaw were tasked with re-defining tableware to challenge chefs to present food innovatively.

11 Wigmore Street W1U 1PE;
roundhousedesign.com



2 CERAMICS IN THE CITY

Shoreditch

This vibrant annual celebration of ceramics returns to the Geffrye Museum, bringing together the work of around 50 selected ceramicists from across the UK. Running from 19-21 September, an exciting array of work will be on sale, from classic homewares and lighting to purely ornamental and quirky one-off pieces.

136 Kingsland Road E2 8EA;
020 7739 9893;
geffrye-museum.org.uk



3 HOUSE OF MUSES

Barbican

The Museum of London gets involved in the festival by presenting House of Muses by GRUPPE. It's a striking installation that will invite contemplation around the future of the building. Inspired by historic fragments in the City, the structure gives a unique, contemporary perspective on our surrounds, from which to imagine a transformed museum.

150 London Wall EC2Y 5HN; museumoflondon.org.uk

4 AND FILM FESTIVAL

Clerkenwell

This year, in addition to partner exhibitions and events taking place throughout the Clerkenwell Design Quarter, Industry Publicity is working closely with film advertising specialists and Clerkenwell residents, AllCity Media, to deliver the area's first dedicated design and architectural film festival. Expect a very different look at the Clerkenwell we know and love.

Find more information at
clerkenwelldesignquarter.com



5 ISLINGTON DESIGN DISTRICT

Islington

Formed as a collaborative by nine design shops and showrooms across the borough, the Islington Design District hails a new beginning for the area's creative hub. Launching during the London Design Festival from 13-21 September, it features The Angel resident favourites Aria, Ruberg, Twentytwentyone and Smug (pictured) amongst others.

Visit the Design Districts section at
londondesignfestival.com



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MAKE A DATE FOR MULTIPLIED

Head to Christie's South Kensington this autumn to celebrate the best in contemporary art editions

Now in its fifth year, MULTIPLIED showcases the very best of art in editions. Taking place during London's busy art season, between October 17-20 the fair will feature over forty galleries and collectives from around the world presenting work by leading artists as well as fresh new talent. Offering a broad mix from prints and photos to sculptures and artists' books, MULTIPLIED appeals to collectors and enthusiasts alike. Everything on display is for sale with prices starting from £1,000.

The Resident is proud to be the London Media Partner for the fair so look out for more information and news on MULTIPLIED soon.

For more information see multipliedartfair.com



Sirikachua, *Balancing Act*, 2011. Khoyelllha Township, Cape Town, South Africa. C-type print, Fuji Crystal Archive paper, signed, edition of 20 / 53 x 80 cm, edition of 10 / 80 x 120 cm, edition of 5 / 120 x 180 cm mounted on aluminium. Courtesy of Andiplo Gallery



Jacky Tsai, *Stained Glass Skull*, 2013. 6 colour screenprint, edition of 60, 850 x 1100 mm. Courtesy of Eyestorm



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ROSIE MILLARD

Get your running shoes on – here’s how Islington would make for a dream half marathon

And lo, as I and 12,000 other people ran through the fair village of Hackney in the boiling heat on its first Half Marathon, it did occur to me that Islington should really have a bespoke 13.1 miles of torment. Firstly, because Islington is older than Hackney, and secondly because holding a half marathon is the sign of a civilised environment.

The Islington Half Marathon. What a great event that would be. Alright, it would probably wreck North London’s traffic circulation for a day, but who minds about that?

You would start, of course, with our very own dignitary, Lord Smith of Finsbury, blowing the whistle at Angel, the place made world famous thanks to a board game. Runners would then leg it down Essex Road and up onto Newington Green, where hardy types from Stokey would be standing by trestle tables giving out bottles of artisanal water to those in need. The three mile mark comes via a quick spin around Clissold Park, then it’s back up to the Arsenal, and once round the Emirates Stadium where Wenger would be giving a royal wave from the Team Bus. After that thrill, runners will gallop downhill into the fair sward that is Highbury Fields, where giant

The Islington Half Marathon would take in such delights as Clissold House



MY MONTH

Did you know that Islington is not only home to London’s first female tailor, but that she also does tailoring classes? With Imtaz Khaliq you’ll learn designing, fitting, sewing and be able take home your own couture patterns.

Contact her at Imtaz@imtaz.com

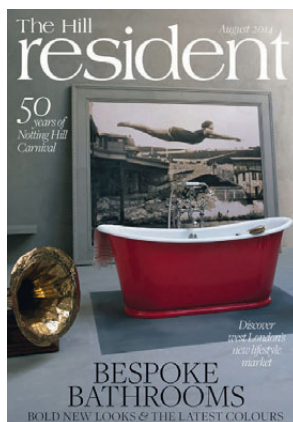
puppets from the Little Angel Theatre will be standing on the grass playing Japanese drums (to the uninitiated, this is the sort of fandango that goes on during half marathons). Then, because we all love the Cally so much, runners would charge up the Holloway Road, then take a left down Liverpool Road.

A sharp fork right past the police

station, on down Copenhagen Street, and up the glorious Caledonian Road past Pentonville Prison. That’s about, er, ten miles. Only three more to go. So let’s add another prison to

the tally, by jogging past Holloway and down towards Camden. Quick shimmy along Market Road, back down the Cally and towards King’s Cross.

Now it is getting really quite painful. People are collapsing. But we NI citizens are made of stern stuff. Plus, we are about to go past Runner’s Need, where we bought all our gear and which has been designated as a special Boris Cheering Spot. So wave at the Mayor as you attack the final mile up Pentonville Road. Just as you crest the hill by that strange reservoir you see the glorious words FINISH on a giant arch. The final burst has been kindly sponsored by The Sampler, which, in true Islington style, has provided champagne for all on long trestle tables beside the clocktower. What with mini pizzas from Food Lab, free massages and showers courtesy of Virgin Active, ‘Dizzy doing 13.1 in Izzy’ medals crafted by Dinny Hall, plus goodie bags sponsored by Diverse, I feel that the Islington Half Marathon would knock Hackney’s effort into a cocked hat. Any takers?



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The Barbican has long been a gateway to the arts for talented youngsters

MEETING OF MINDS

It's back to school time, but North London of course goes a step further. Mark Kebble and Helen Cahill look at two very different educational match ups

Designs for the future

Known for pushing the boundaries of all major art forms including dance, film, music, theatre and visual arts, the Barbican Centre is also a world class arts and learning organisation. It's a point rammed home when talking to their Digital Content Producer, Sidd Khajuria, about stand out educational partnerships to date, from producing five-star theatre to laboratory programmes. 'The most recent is Open School East, a free art school in De Beauvoir Town, which gives emerging

artists free tuition from international artists, writers, curators and theorists in exchange for them giving one day a month of their time to run public activities for local communities.'

They have, arguably, gone a step further by joining forces with workspace innovators The Trampery to create Fish Island Labs, a unique new centre that aims to

kick-start the careers of a new generation of emerging talent whose work spans technology and the arts, all in the shadow of the Olympic Stadium. 'We want new ideas to flourish,' Sidd says on the partnership, 'and for practitioners working across art forms and those that are using technology in new and exciting ways to collaborate and develop their work.'

The building will be home to a diverse community of around 50

emerging practitioners who are pushing creative boundaries and using new technologies. Over a period of ten months this community will develop cutting-edge new work, covering

everything from sculpture, installations and physical performance to coding, film editing and digital art. What's more, it's open to all. 'We want to make sure that this

We want to make sure that this opportunity is open to the widest range of people

opportunity is open to the widest range of people, ensuring that participants were selected on the quality of their ideas rather than their ability to pay for studio space,' Sidd insists.

'The Barbican has a long history of working with creatives at all stages of their careers,' Sidd wraps up, 'something that is essential to developing the artists and audiences of the future. (Mark Kebble)

Find out more at barbican.org.uk



Fish Island Labs will become an artistic hub



Arnaud Barge is a man who has followed his dream



The language of food

Arnaud Barge gambled his livelihood on an idea he cooked up with friends over an evening meal. 'I was having dinner with a few friends,' he begins. 'They said, "You are a good teacher. You're obviously passionate about the French language, and your food is good. Could you do both?"'

So he did. The North London local left behind a secure job as Head of Languages in a large comprehensive to start his own business. His creation? Arnaud's Language Kitchen, where he combines French tuition with cooking in three-hour, small-group sessions, where he hopes to share his love for language and baking at the same time.

Arnaud was frustrated that schools 'teach for exams'. 'That's not really learning a language,' he points out. 'You forget the language has a practical aspect, a social aspect.' In his kitchen, he can emphasise that. 'They really want to get better at dealing with people in shops, dealing with markets, restaurants,' Arnaud says of his students.

Realising what customers want to focus on, Arnaud is adapting. 'I'm thinking of introducing more topics linking directly to the baking; targeting the French to work around the cooking,'



The course works because I'm also offering something they might be more familiar with, or more willing to try

he explains. He's partly doing this because it's the cooking that draws people in initially. 'The chance to actually practice some French is often secondary to that,' he admits. 'Coming for the French alone might be a little bit daunting. The course works

because I'm also offering something they might be more familiar with, or more willing to try.'

Making people feel comfortable and self-assured 'is half the battle' for Arnaud. 'What I'm trying to instil into others is the willingness to try,' he

Rustle up fantastic food whilst learning the French language at the same time

smiles. 'Coming over for a few sessions, building your confidence, and being able to just communicate with other people can really improve your skills.' It seems to be working. 'Almost everyone has commented that, even if they only knew a little before, their French improved an awful lot,' he says. 'That is very important and very satisfying for me. Even if the French wasn't the main motivation for coming to the course, they actually got a lot of French out of it.'

It's early days; he started welcoming pupils into his Islington home about seven months ago. 'It's a very young business, so it's still scary,' he admits. 'I'm still not sure it's going to work out. The signs are good though, and I do have faith in the concept.' (Helen Cahill)

Find out more at arnaudslanguagekitchen.com

DISCOVERED ON
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BID
NC Wyeth, Pennsylvania, 1882-1945

Angelo Lelli Chandelier
Italy, c. 1950

Arne Jacobsen Egg Chair

WIN

Antique Chinese Bed
late 19th century

Vladimir Kagan
Floating Curved Sofa, 1950

Antique Baby Stroller

LOVE

Gio Ponti Pair Of Lounge Chairs,
Rome, Italy, 1964

Berbro Nilsson Carnations Carpet
Sweden, 1950

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WHAT WILL YOU **DISCOVER?**



FOR THE RECORD

It's 30 years since Lenny Henry launched his eponymous TV show, but he questions how much times have changed

TV ALEX BELLOTTI

Hopping off the stage in the grand, empty auditorium of the Hackney Empire, Lenny Henry looks like a man geared up for a fight. Not in the respect that he's about to hit me; rather, this has of late been a man on a mission and today he is preaching to the masses.

'I always used to say Hackney Empire and Brixton Academy were like home gigs because you know you're going to get some people in that look like you,' the comedian explains as he sits down. 'Often when you go on stage yelling, "Black people in the house say HO", you're not met with a huge response. I've been to

Winchester and there was one black guy in the audience crouched down in his seat thinking, "Please don't talk to me". But we come here and say that and it's like [makes roaring noise].'

Such demographics, he hopes, will flock to the Empire this month to see *Rudy's Rare Records*. Originally a Radio 4 sitcom co-created by Lenny and writer Danny Robins, the stage adaptation will see the former line-up alongside Larrington Walker and Joivan Wade as the struggling purveyors behind a family-run Reggae record shop in Birmingham.

A sharp response to the corporate redevelopment of British high streets – 'except



Jovian Wade and Larrington Walker join Lenny in Rudy's Rare Records; with celeb pals celebrating Comic Relief's 25th birthday



Rudy can't pronounce 'gentrification' – the show depicts an older, community-driven way of life that is the antithesis to the 'Waitrose' and 'humus' culture that much of East London itself has become known for.

With much of Lenny's home residence in London also beginning to feel such changes, are the travails of independent shops a conscious concern? 'Well the fact that we've written a show about it shows how I feel,' he considers. 'It's a shame. I feel like it'd be great if people in the community could benefit from these changes, but often they don't. Comedy doesn't purport to solve any of these problems, we're just here to go, "Hey, look at this situation".'

Indeed, recently Lenny has found a more suitable platform to build a social revolution upon. Last month, the Director General of the BBC, Lord Tony Hall, announced plans to bring together a group of experts, including Lenny, Baroness Tanni Grey-Thompson, Asian Network presenter Nihal and Lady Benjamin, to form an Independent Diversity Action Group. This came in the wake of the news that a £2.1m development fund is also being set up by the BBC to increase on-screen diversity by 5% in the next three years. 'At least what is made very

The fact that we have written a show about it shows how I feel [about the travails of the independent shop]

clear, and especially with BBC being industry leaders, is that steps are being taken and now what needs to happen is that the other broadcasters need to join in.'

The recent transformation of Lenny from comedian to Shakespearean actor – he won the Evening Standard's Outstanding Newcomer of the Year award in 2009 for his role as Othello at Trafalgar Studios – to political activist has been quite remarkable. It's easy to forget that it was 30 years ago that *The Lenny Henry Show* first appeared on our TVs, and there's also Comic Relief that he co-founded celebrating its 25th birthday last year. With *Rudy's Rare Records* also piloting as a TV series however, it's clear that the lines are often blurred.

However many steps he helps television take, it's clear he's taking his new role seriously. 'I'm not just talking about me. Two thousand people left the industry in the last three years – and this is off camera – in a period where the industry has grown by 4,000. Things have to change!'

Lenny Henry stars in *Rudy's Rare Records* at the Hackney Empire from 24 September-5 October; hackneyempire.co.uk

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT }



TAKE A SEAT

Embrace the art of luxury lounging

Colour, contemporary or classic, whatever your taste in furniture it is catered for in Kara O'Reilly's in-depth analysis of the best in sofa design today. If that wasn't enough, our Homes Editor also rounds up the best of the new season's trends. Sit back, relax and enjoy.

*'Comfort
is paramount
with a sofa. No matter
how good it looks, it's no
good if it's not comfortable,
so try it out, lie on it, make
sure it works for you.'*

Sheridan Coakley, founder
of modern furniture
emporium SCP



Hackney sofa by
Wrong for Hay, from
£2,450, from Viaduct



Tamar three-seater sofa, £1,645, from Content by Conran
(020 8150 8380; contentbyconran.com)



Swan sofa by
Arne Jacobsen,
from £5,717,
from Skandium

Colour

The designers that create the coolest contemporary furniture know that upholstery in a bold block colour turns a sofa into a statement piece. It's a way of making it the foundation for your whole decorating look.

How to choose a SOFA WITH STYLE

*Buying a sofa you'll love can be a tricky business
– we show you how to balance looks with comfort*

Story KARA O'REILLY

Button back

The perennial appeal of the button back sofa encompasses all types of designs from classic to contemporary – whether that's a traditional Victorian Chesterfield, a mid-century classic or the latest piece by the brands of the moment.



The Cosse Sofa from Ligne Roset, designed by Philippe Nigro, priced at £2,595; ligne-roset.co.uk



Three-seater Chesterfield, £2,595, from Lombok



Lampert Sofa, £3,595, from Jonathan Adler

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Contemporary

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Hendricks sofa, from \$995, from Habitat



Baggie sofa in Ocean, from £1,715, from Loaf

'The price difference you see on sofa ranges depends on the brand, fabric and quality. The prices at the top of the spectrum reflect the highest level of all these attributes.'

Unna Patel, Upholstery Buyer for John Lewis



Ercol Originals Studio Couch, from \$1,980, from Ercol

Design classics

These include the signature designs of the best-known and biggest design stars of the 20th Century. Generally investment or vintage buys from specialist dealers, they are destined to be heirloom pieces.

Florence Knoll three-seater sofa, from £8,712, from Twentytwentyone



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Bold

If you are brave, your sofa can be an opportunity to bring a real hit of vibrant pattern, colour or shape into your interior. Seek out the more upmarket boutique brands for sofas with a bespoke feel.



Amhurst sofa in Palmeral white/day green, £5,495, from House of Hackney

'Be imaginative when selecting fabric for your sofa and don't feel that you have to use just one fabric for the whole piece.'

Tricia Guild, Founder and Creative Director of Designers Guild

Bubble three-seater sofa by Sacha Lakic, £4,360, from Roche Bobois



Classic

Classic designs are just that for a reason, it's because they include profiles and sizes that have stood the test of time and will look good in pretty much every interior.



Madison Grand sofa, £1,300, from John Lewis

Heather sofa by Jean-Louis Denoit, £4,035, from George Smith



The A-Z of BEST SOFA BUYS

- Andrew Martin.** For contemporary classics; andrewmartin.co.uk
- B&B Italia.** For contemporary Italian design; bebitalia.com
- Beaumont & Fletcher.** For classic design; beaumontandfletcher.com
- Bo Concept.** For affordable contemporary; boconcept.com
- Chaplins.** For modern European design; chaplins.co.uk
- The Conran Shop.** For contemporary design; conranshop.co.uk
- Couch.** For classic design; couch.co.uk
- Designers Guild.** For contemporary colour; designersguild.com
- Dwell.** For affordable modern; dwell.co.uk
- Ercol.** For design classics; ercol.com
- George Smith.** For heritage pieces; georgesmith.co.uk
- Graham & Green.** For bold colour and design; grahamandgreen.co.uk
- Habitat.** For affordable contemporary; habitat.co.uk
- Heal's.** For contemporary cool; heals.co.uk
- House of Hackney.** For statement pieces; houseofhackney.com
- John Lewis.** For universal appeal; johnlewis.com
- Jonathan Adler.** For statement pieces; uk.jonathanadler.com
- Ligne Roset.** For contemporary cool; ligne-roset.co.uk
- Loaf.** For modern ease; loaf.com
- MADE.** For affordable modern design; made.com
- Marks & Spencer.** For classics; marksandspencer.com
- Multiyork.** For classics; multiyork.co.uk
- Natuzzi.** For Italian looks; natuzzi.co.uk
- Neptune.** For contemporary classics; neptune.com
- OKA.** For classic appeal; okadirect.com
- Poliform.** For Italian design; poliformuk.com
- Roche Bobois.** French statement pieces; roche-bobois.com
- Rume.** For vibrant colour; rume.co.uk
- SCP.** For contemporary cool; scp.co.uk
- Sigmar.** For vintage Scandi; sigmarlondon.com
- Skandium.** For Scandi modern classics; skandium.com
- Sofa & Chair Company.** For universal appeal; thesofaandchair.co.uk
- Sofa Workshop.** For universal appeal; sofaworkshop.com
- Sofa.com.** For affordable contemporary; sofa.com
- Sofas & Stuff.** For universal appeal; sofasandstuff.com
- Squint.** For bespoke statement pieces; squintlimited.com
- Twentytwentyone.** For contemporary designer pieces; twentytwentyone.com
- Viaduct.** For clean-lined modern design; viaduct.co.uk
- Wesley Barrell.** For classics; wesley-barrell.co.uk



MAKING HAY

Islington is full of old and beautiful properties, something we should all embrace, says architect Ian Hay

Words HELEN CAHILL

ALL PHOTOGRAPHS BY RICHARD SLOVER



This Hampstead home shows how you can mix period with contemporary



Ian's own Islington home retains many of the original features

Any Islington local could probably talk for hours with local architect Ian Hay. The area's Georgian architecture – 'amongst the best in Britain', in his opinion – is something he could happily chat about all afternoon. When I visited him in his home and practice off Upper Street, that's exactly what we did. 'Gibson Square and places like that are just fantastic,' he raves. 'It's a complete, intact Georgian area.'

The revitalisation of King's Cross and Granary Square gratifies his admiration for the area's historic architecture. 'It's so exciting,' he says. 'Every time you go down there it seems there's something new. The old buildings have been given a new lease of life. Isn't that wonderful?'

In a similar way, Ian seeks to enhance period buildings with his modern style. 'I think the combination of the Georgian and modern style works well,' he says.

'They've got lots in common, they're both very elegant. So I like to keep the sense of the original house when I'm developing.'

He's achieved that with his own home. It's an award-winning overhaul of a damaged property he bought at auction. Previously a church stood behind it, but that was bombed in WWII. Ian believes this caused fires in his

The combination of the Georgian and modern style works well. They are both very elegant



building, because when he started re-constructing it he discovered the joints were charred. 'Most of them were tiny twigs,' he recalls. He retained as many of the original walls and features as possible, but gave some a modern twist – like installing a log-burner into the

former fireplace.

Islington is mostly conservation area, so planning restrictions abound. They are based on aesthetic principles Ian whole-heartedly supports – he's the last person to oppose measures

preserving the area's celebrated beauty. 'That's what this business is all about – making the most of restrictions,' he tells me about overcoming planning restrictions. 'If there's a problem, you find some way of accommodating it.'

Working alone means Ian can more easily handle the conflicting elements of a project: client's wishes, technical problems and planning restrictions. 'It's a matter of negotiating your way to a solution,' he smiles. Consequently, he's very hands-on. 'I get involved with projects all the way through myself,' he explains. Rather than expanding, he would prefer to continue with smaller commissions, which allow him to be fully responsible, and means he can offer the personal touch. Visiting him, you're welcomed with an offer of green tea – just make sure you give yourself plenty of time to talk.

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Neither the spacious courtyard garden or roof terrace are overlooked



HISTORY REPEATING

Colebrooke Row is one of Angel's most sought-after locations, but this period property goes a step further

Words MARK KEBBLE

Colebrooke Row must be one of Angel's easiest sells. Superb location, interesting local residents (Boris Johnson for one), and some of the most picturesque Georgian properties around. Despite all of this, George Berg's home for the last ten years is still an eye-opener.

'It was a key factor in our initial decision to buy the property,' George says as we start outside in their wonderful courtyard garden. 'It's a stunning space and totally private. We also have the roof terrace that

overlooks the main garden area and is bathed in the sun all day. What's more, neither are overlooked at all.'

The property boasts a wealth of amenities including three bedrooms, two bathrooms and three/four reception rooms, but its history is something to really shout home about. 'It was used as a commercial building for 150 years by the same family, the Bolton Brothers builders,' George says of one of Islington's earliest properties. 'It has remained largely untouched from its early Georgian state. It was purchased in 2000 by a couple of guys

who undertook a sympathetic restoration to residential status.'

Since moving in ten years ago, George and his wife have made sure that the property's past remains very much a part of the present. Throughout there is an early 19th century feel, and even aspects of updating keep an historical tinge to proceedings. 'We installed a 21st century kitchen and appliances, but made sure it had a 19th century look and feel. We don't really do modern!' George exclaims.

What George and his wife do clearly do is collect. Whatever room you find yourself in, there's a whole host of objects that demand your attention. 'We have travelled extensively,' George explains, 'and love to live surrounded by an eclectic mix of objects that echo the past.' Head up the stairs and the artwork that >

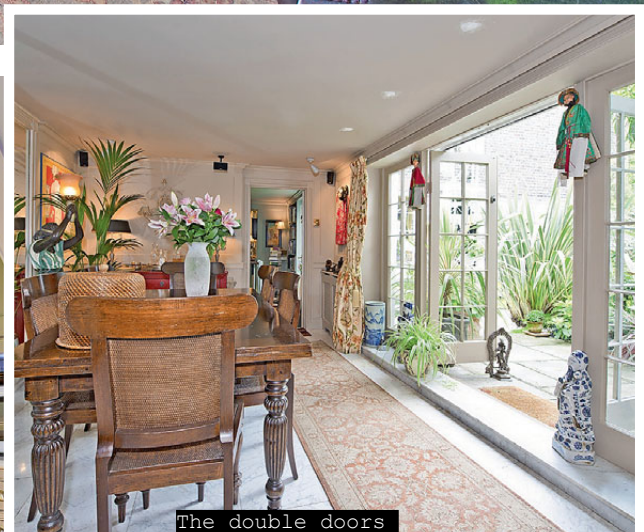


Each room is full of objects collected from around the world

We love to live surrounded by an eclectic mix of objects that echo the past. We don't really do modern



The kitchen mixes 21st century technology with a 19th century feel



The double doors to the dining room really brings the outside in



The bedrooms are a mix of period features and Farrow & Ball heritage paints

adorns the wall references another of the Bergs' interests. 'Both my wife and I are amateur artists,' George smiles. It certainly ensures the property is a colourful proposition.

Heading around the home, very few of the rooms move away from the period detailing George clearly champions. 'All the bedrooms retain their original 18th century Georgian panelling,' he says. Even the use of a very modern company is done in a way to emphasise what has gone before. 'We chose Farrow & Ball's heritage colours [in the bedrooms] and furnished them sympathetically.'

The bathrooms are perhaps the most modern-looking rooms in the house, but again are furnished with a nod to the past and feature period detailing. The beamed kitchen is spacious, with a dining area and wine cellar ensuring it's the perfect place to entertain. The double patio doors make full use of the extensive green space found at the property. 'It does really feel like the garden is extended when they are



This large bathroom was originally a bedroom

We have spent ten happy years living in this totally unique house

open,' George says. As we return to the courtyard, I proffer that it must be a wrench to leave all this behind. 'We have spent ten happy years living in this unique house,' George nods, 'but it's time to retreat to the peace and quiet of the country.' Looking around, I'm not sure it will feel so different.

The property is for sale through Knight Frank Islington at £3,500,000; 020 3657 7340

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FRESH START

Kara O'Reilly picks this season's six key interior trends for your home



Mona sideboard by Marcel Wanders, £999; folding paper shades, from £45 each; floral-embossed vase, £29.50; glass vase, £29.50; Nomad kilim rug, from £69; knitted pouffe, £89; Conran knitted jersey cushion, £45; chenille throw, £29.50, all from Marks & Spencer, 0845 302 1234; marksandspencer.com

OPPOSITES ATTRACT

Still going strong, monochrome is a classic combination that works in every room



London Calling embroidered cushion, £145, from Charlene Mullen, 020 7739 6987; charlenemullen.com

Biba Home striped monochrome vase, £45, from House of Fraser, 0345 602 1073; houseoffraser.co.uk



Ben de Lisi tea light holder, £8, from Debenhams, 0844 561 6161; debenhams.com



Black Gio kilim flat weave rug, from £165, from Jonathan Adler, 020 7589 9563; uk.jonathanadler.com

MOODY HUES

For autumn, a new colour palette is emerging: darker, deeper and more atmospheric



Smoke glass table lamp with shade, £95, from Rockett St George, 01444 253391; rockettstgeorge.co.uk



RJR John Rocha woven pouffe, £110, from Debenhams, 0844 561 6161; debenhams.com



by Sainsbury's Ombre glass hurricane lamp, £10, from Sainsbury's, 0800 636262; sainsburys.co.uk



Invisible Green (walls) and leather (chairs) paint, from £35 for 2.5l Absolute Matt Emulsion, both from Little Greene, 020 7935 8844; littlegreene.com



Lucinda velvet sofa, £2,995, from Heal's, 020 7896 7451; heals.co.uk

Marlowe copper and smoked glass pendant, £60; poise walnut and copper LED task lamp, £120; copper small green top vase, £18; copper large black top vase, £25 and copper tea light candelabra, £40, all from habitat.co.uk



COPPER TONES

Warm copper is the key tone for all on-trend accessories

Utensil holder, £13.95, from jossandmain.co.uk



Copper paper clip box, £10, from Anthropologie; anthropologie.eu



Hex Bowl in medium, £95, from Tom Dixon, 020 7183 9737; tomdixon.net



Jonas table light, £39.98, from B&Q, 0800 389 5516; diy.com



Portia chair, £699, from Marks & Spencer, 0845 302 1234; marksandspencer.com

GRAPHIC DESIGNS

Give your home a makeover with a plethora of vibrant, abstract 60s and 70s influenced prints

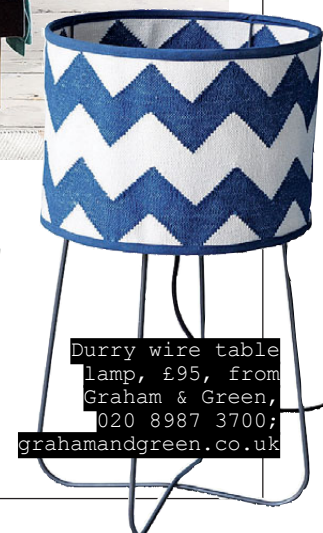


Hallam double bed linen set, £25; Merton Bedspreed, £35, Newbury rug, £40, and all other items, from a selection at habitat.co.uk



Merida rug, £249, from MADE, 0344 257 1888; made.com

Ben de Lisi tea light holders, £15 for set of three, from Debenhams, 0844 561 6161; debenhams.com



Durry wire table lamp, £95, from Graham & Green, 020 8987 3700; grahamandgreen.co.uk

COOL COUNTRY

This trend heralds a return to craft techniques, an appreciation of classic country furniture and a rediscovered love for all varieties of wood



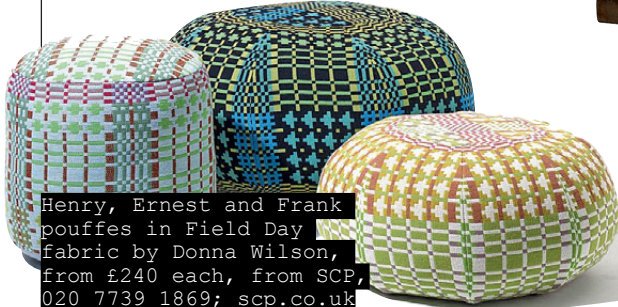
Whitstable two-seater sofa, £2,595; low stool, £125; high stool, £195; Whitstable console, £1,195; all other items, from a selection, all from Heal's, 020 7896 7451; heals.co.uk



Nomad terracotta jug, £19.50, from Marks & Spencer, 0845 302 1234; marksandspencer.com



Plait cushion in emerald, £45; habitot.co.uk



Henry, Ernest and Frank pouffes in Field Day fabric by Donna Wilson, from £240 each, from SCP, 020 7739 1869; scp.co.uk



Dickins & Jones bench, £215, from House of Fraser, 0345 602 1073; houseoffraser.co.uk

WINTER BLOOMS

Blowsy, botanical florals are everywhere this season



Tilia table lamp in Midnight Garden, £485, from House of Hackney, 020 7613 5559; houseofhackney.com



Floral bed set, £59; cushion, £25; 6ft bedstead, £1,499; quilted cotton throw, £115 and quilted cotton cushion, £29.50, all from Marks & Spencer, 0845 302 1234; marksandspencer.com



Rochelle floral mid chest, £599, from Marks & Spencer, 0845 302 1234; marksandspencer.com

Pied a Terre Home Capri wingback chair, £785, from House of Fraser, 0345 602 1073; houseoffraser.co.uk



Pansy rug, £295; caravanstyle.com



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Amberth's business has grown to cover all manner of interior design



BREAKING THE MOULD

Inga Kopala, Islington-based director at Amberth, talks to Katie Avis-Riordan about interior design, Victorian architecture and eccentric locals

Meeting Inga Kopala, it is quite apparent that she is not one for conforming to the rules and adhering to set types. Perhaps this is one of the reasons why Islington appeals to her so much as the setting for Amberth. 'This area is much more open to design and innovation, and it is a creative area. It is easy to work with people here. They are very artistic, creative and sometimes eccentric and it is good fun to work with people like that.'

The Amberth journey began in 2000 when Inga's husband, Piotr, started out in construction management. Inga then joined forces with him in 2006, sharing her knowledge of business management and development, and Amberth was born. 'We mainly specialise in cabinetry, which is where we grew out from,' Inga says reflecting on the company's origins and evolution. 'We started with bespoke kitchens and now clients ask for more

and more, so we have expanded to include typical interior design.'

The company was rebranded in 2011 and since then the projects have become much more demanding, high specification and architectural, all proving very popular with their clients.

From Inga's position, some of the aspects that make Amberth stand out from other interior design companies are that they take pride in their individuality, high-quality bespoke products and unique approach to clients. 'We try to see an individual person in our clients and try to make it the way they want it,' Inga reveals. 'The fact that we are local, not a big chain company, helps us be more flexible. Not only is our product bespoke but our service is also individual and personal.'

And the future? 'The biggest challenge is to maintain a high quality in all our projects.' Judging by what they have achieved to date, Islington

has got as much out of Amberth as Inga has out of us.

This area is much more open to innovation. It is easy to work with people here

Amberth: London Interior Design Solutions, 311 Essex Road N1 2YG; 020 7354 8958; amberth.co.uk





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TOM PARKER BOWLES

Game in all its glory is a wondrous thing, so be adventurous and try something new this season

For the culinary timorous, or even the gastronomically shy, the roasted woodcock holds little appeal. For it arrives at the table intact, its long, elegant, rapier-like beak tucked neatly beneath its wing, and its skull hewn open to show off the brains. The innards sit alongside, laid thick across a slice of golden fried bread.

There's no room for bourgeois niceties here. You grasp the head and suck out the tiny coils of grey matter, soft, silken and very restrained. Then get to work on that delicate body, with flesh that is both rich and dark. The meat has depth and character and profound tang, miles removed from the bland platitudes of the dreary chicken breast.

Ok, so this particular species of bird is not going to convert the game averse. Never mind that it's miles removed from the bitter, pungent mouthful of popular imagination, a well worn cliché that imagines all game as food for slightly strange masochists, odd types who value the foul and grotesque. This is pure fantasy. A young partridge, simply roasted, is the most delicate thing one could imagine, sweet, luscious and entirely unthreatening.

As ever, the problem of game is one of image. It's seen as dark and dank and threatening, the edible equivalent of the video nasty. And people simply refuse to give it a chance. But if you, as a suspicious game neophyte, start with partridge, and move through to young grouse and pheasant, then before long the likes of teal, widgeon and woodcock will show their true worth.

If you want to cook it yourself, then there are all manner of fine butchers. HG Walter and Son (hgwalter.com) in West Kensington; M Moen and Sons (moen.co.uk) in Clapham; Allens of



Cinnamon Club
add an extra
spice to game

*A young partridge
is the most delicate
thing one could
imagine*

Mayfair (allensofmayfair.co.uk); C Lidgate (lidgates.com) in Holland Park; The Ginger Pig (thegingerpig.co.uk); Frank Godfrey (godfreys.co) in Highbury, City Meat in Chelsea, Mackens Brothers (mackenbros.co.uk) in Turnham Green; Kent and Sons (kents-butchers.com) in

St John's Wood; and Randalls in Fulham.

But if you can't face cooking yourself, then worry not. Go traditional with Rules, Wilton's, The Ritz, Le Café Anglais, Corrigan's Mayfair, Hix Soho, Racine, Boisdale, St John, Trinity or Hereford Road. You can't go wrong with any of the above. But for something a little more modern, then Brett Graham's cooking at The Ledbury in Notting Hill is some of the finest game cookery I've ever eaten. The Cinnamon Club in Victoria offers a sub-continental take on game while Francesco Mazzei, at the City's brilliant L'Anima, roasts grouse whole in his Josper oven. Magnifico. For the game lover, London is pure edible nirvana.

{ To read Tom's verdict on the new Barrafina, go to theresident.co.uk }



FEELING THE BLUES

The Columbo Group are behind a whole host of food and drink success stories and co-founder Steve Ball insists it's all down to following the heart

Words MARK KEBBLE

You have a good memory,' Steve Ball says to me with a smile as we shake hands, responding to my reference to an interview I did with him eight years ago. It's certainly nothing to do with my brain cells, but the fact that his company – The Columbo Group – are behind one of my favourite local pubs, Essex Road's The Old Queen's Head. It was the first venture for the business Steve co-founded with Riz Shaikh and – eight years later – the figures stack up to a new launch every 12 months.

The latest, however, is slightly different. The Blues Kitchen has already been a huge success in Camden, mixing exclusive music events and a BBQ-inspired menu, and is now open in Shoreditch. 'Our business is quite heart-felt and there is

not a strategy of building a chain of branded sites,' Steve says on The Blues Kitchen part two. 'The Camden site got to a point where I was really proud of it and I thought it was a great concept. We felt we nailed what we wanted to offer and, if another site

*We take our food seriously,
but equally we are
ridiculously passionate
about blues music*

came up that was right, we would do a second one.'

And what a site it is. Formerly the Bar Music Hall, it is an expansive industrial space, comprising multiple areas all designed for drinking, dining and dancing, with each of the three Ds

receiving equal billing in Steve's eyes. 'Absolutely,' he nods. 'We take our food incredibly seriously, investing a lot of money in our kitchens and chefs, and have spent a lot of time to get the menus right. Equally, we are ridiculously passionate about blues music and the live music experience. It's authentic and very real.'

The Columbo Group have brought in award-winner John Hargate to help create a menu that features Texan BBQ at its finest. Added quirks include fried alligator (really), jerk chicken burger, seared tuna salad and pan-fried catfish. Once you've digested the food, expect a musical experience like no other in London, with each night offering a variety of genres, and live performances from some of the biggest names in blues (such as the Rolling Stones go-to guitar man, Gary Clark Jr,



The Blues Kitchen Shoreditch is housed within a converted Victorian warehouse

and the blues legend, Seasick Steve).

It also marks a return to Shoreditch for The Columbo Group, having already livened up the scene with XOYO and The Nest in nearby Stoke Newington (and The Blues Kitchen coincides with opening the Cat & Mutton pub too). 'We weren't always looking in Shoreditch,' Steve insists. 'The area had a massive resurgence ten years ago, but then it ground to a halt around the time of the credit crunch. The banks weren't lending, there were no new bars opening and I think Shoreditch became a little mainstream. The creative communities that perhaps made Shoreditch what it was moved on to other areas. However, it is having a second wind as it were.'

It's yet another venture north of the river, but Steve is rather diplomatic when discussing the divide. 'North of the river has always been a little more interesting historically and in terms of going out in London, but that's changing,' he says. 'What's going on in Peckham at the moment with the Bussey Building, and the pop-ups in Brixton, is super exciting for London. The reason why Columbo sites are north of the river is essentially because



Make it at home

CRISPY FRIED BUTTERMILK CHICKEN

by Head Chef Klodian Drici

INGREDIENTS

200g of plain flour
50g self-raising flour
2 level tbsps dried rubbed Herbes de Provence
1 level tbsp Cajun spice seasoning
1 tsp onion powder
1 tsp celery salt
1 tsp smoked paprika
1 tsp garlic powder
1 tsp mild chilli powder
Half chicken/2 chicken breasts
500ml buttermilk
100ml Cholula hot sauce (or any alternative such as Frank's or Louisiana)
1 tsp sea salt
1 tsp cracked black pepper

METHOD

1. Combine the flour, herbs and spices together in a large bowl and set aside.
2. Mix the buttermilk with the hot sauce, and add the salt and cracked black pepper.
3. Gently dip the marinated chicken in the flour mix, ensuring the flour coating is even on all sides of the chicken.
4. Be careful not to drop any of the marinating liquid onto the flour mix, as this will create lumps that won't stick to the chicken.
5. Preheat vegetable oil at 170°C, or at 6-7 gas mark. Once hot, carefully place the chicken into the oil without making a splash.
6. Cover with a lid, or aluminium foil, and leave to fry. After 5 minutes, turn the chicken to the other side with a pair of tongs.
7. Cover again and leave for 5 minutes.
8. If you have a temperature probe, check that the chicken has reached 95°C and remove from the oven.
9. Serve with fries and 'slaw.



Steve Ball is co-founder of The Columbo Group

I am a North London guy and I know the area.' So is there an opening due south of the river? 'Maybe,' he smiles.

You can be rest assured that, whether north or south, there's plenty more to come from The Columbo Group. 'I am incredibly proud,' Steve says on how far they've come in eight years. 'Our thing is to find beautiful buildings and create great nights out. The Old Queen's Head is close to my heart, not because it was number one, but because it's a great pub and there has been a pub on that site for 300 years. What's next? When the time is right another venue – or maybe even a festival.' Whatever happens, I am sure I won't forget this interview.

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theblueskitchen.com



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PLUM & SPILT MILK

Words MARK KEBBLE

Sargeant major indeed (apologies, was itching to use that pun). Highly acclaimed chef Mark Sargeant has really pulled off some feat in my eyes: he has created a menu where I had an eye on the vegetarian options rather than the meat. My veggie wife couldn't believe her luck. Oh how the tables have turned.

It shouldn't come as a surprise that Sargeant has created such an eclectic offering at Plum & Spilt Milk (named after the distinctive livery worn by the dining cars the Flying Scotsman first pulled out of King's Cross, wouldn't you know). The setting is fabulous, all floor-to-ceiling windows and hand-blown glass light bulbs. We had a table overlooking St Pancras and, with service fabulous throughout, couldn't have asked for more from a night out.

The food was universally wonderful. The colour bursting from my opening salad with bacon bits was presentation of the highest order, and the crunchy mix of what was served up was a light, fresh option. Karen's



The eponymous dessert tastes as good as it looks

cod and avocado on toast rolled off the tongue and quickly disappeared down the throat, accompanied by a spicy kick.

COST
£80 for two excluding drinks

GOOD FOR...
A wonderful menu and superb location

WHAT TO EAT...
Take your pick really, but don't miss the eponymous dessert

WHAT TO KNOW...
Plum & Spilt Milk is above the GNH Bar, with both forming part of the Great Northern Hotel. Essentially you get three quality venues for the price of one

RESIDENT RATING
★★★★

Despite the feeling I had to choose meat, I couldn't resist seeing what Sargeant made of the great British classic, fish and chips. The batter was delightfully soft, but in the past that had meant the fish was a tad undercooked – no problems here, coming away in satisfying soft slabs. Karen's bubble and squeak with asparagus and poached egg was a dream dish, each part excitingly complementing the other.

And while we mention the name, I couldn't resist the eponymous dessert, sweet juicy plums on a sugary sponge with ice-cream... Words cannot do it justice. King's Cross is certainly a must-visit these days – and this restaurant tops the list.

Pancras Road N1C 4TB; 020 3388 0818;
plumandspiltmilk.com



Ian Lane heads up the Life Planning team at Hodge Jones & Allen, who protect family wealth now and for the future

LIFE PLANNING

How Hodge Jones & Allen can protect you and your family's assets

Hodge Jones & Allen is a well established firm of London solicitors that was founded more than 30 years ago. They have an enviable reputation for clarity and transparency that comes from the principles laid down by the founding partners. This is still very much the ethos of the firm today.

Many of their solicitors are experts in their fields and regularly appear in the press and on radio and television to provide commentary on topical issues of concern to individuals.

Their Life Planning team, which is headed by Ian Lane, comprises services designed to protect family wealth for you and future generations, and their solicitors are very experienced in dealing with all the issues associated with high net-worth individuals. The team includes members of the highly respected Society of Trust and Estate Practitioners, Solicitors for the Elderly and the Private Client Section of the Law Society. They regularly act for business owners and those working in high remuneration sectors.

For everyone a will is vital to protect family wealth. They can help you make a will, change a will, or perhaps even challenge a will. Their legal experts can also protect the value of assets you own and help manage the amount of tax you pay by advising on the establishment of individual and family trusts. When someone close to you dies they can help with probate and inheritance tax to make your life easier at a difficult time.

With many people now living much longer, mental and physical infirmity is becoming a major issue. If you or a loved one become unable to act independently due to illness or injury, their experts can advise on how best to

protect assets through the Court of Protection and Lasting Powers of Attorney.

Their location, which is only five minutes from Euston station, allows them to easily serve clients in North London as well as the City. Their solicitors will take the time to understand your circumstances and advise on the most suitable and cost-effective solution tailored to your own personal needs.

They understand how important it is to safeguard property, money and possessions that you or your family may rely on in future, and because it's important to you, it's important to them. If you would like to discuss any issue related to Life Planning then please call Ian Lane for a discussion that will always be handled with the highest level of sensitivity.

Hodge Jones & Allen LLP, 180 North Gower Street NW1 2NB; 020 7874 8300; hja.net



Sian Williams



Robert Hurling



Yousafa Hazara



FAT CHANCE

London's yoga scene is ever-evolving, but the hottest class among urban yogis is Fat Buddha. Combining dynamic Vinyasa flow yoga with a zen DJ set, the Fat Buddha classes are popping up all over North and East London. fatbuddhayoga.com

HEALTH & FITNESS NOTEBOOK

Shona Wallace's local wellbeing round-up



PHOTO BY JONATHAN LOVERKIN

Going with the Grain

Juicing is more than a trend and you can now pick up a fresh veg-based juice at Bruno Loubet's King's Cross haunt, The Grain Store. The Grain Store is renowned for inventive vegetable dishes, so it is little surprise that their juicy offerings are quite something. The new juices are colourful and full of goodness.

Granary Square, 1-3 Stable Street N1C 4AB; 020 7324 4466



Raise the Barre

Fusing elegant ballet technique with toning gym movements, Frame's Barre classes will condition the body from top to toe.

Frame Barre classes at Frame, 29 New Inn Yard EC2A 3EY; moveyourframe.com/shoreditch



SCRUBBING UP

If your summer holiday glow is beginning to dull, book in for a revitalising treatment at the Cowshed

Spa, tucked away in Shoreditch House. 1 Ebor Street E1 6AW; 020 7749 4531

3 OF THE BEST... FITNESS GADGETS

1. The NIKE FuelBand SE Gold, £109; store.nike.com



2. Bose SIE21 Sport Headphones, £129.95; bose.co.uk



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33 Camden Passage, N1 8EA;
020 7424 5750



LITTLE LOOKS

The autumn/winter range from Mamas & Papas certainly has the new season covered. From pretty dresses and stylish shirts, to padded jackets and cosy knits, your little ones will not only feel comfortable, but will look great too in a range of vibrant colours.
mamasandpapas.com

MINI RESIDENT

Bridget Jacottet embraces a new season



KEEN to support

KEEN London is a great service for disabled kids in North London, providing weekend sports and fun sessions with one-to-one support from trained volunteers. If you think your child would benefit, or would like to volunteer (no experience necessary, all training provided), check out their website. Find out more at keenlondon.org

TWO TIMES TREATS
Hummingbird in Islington has two monthly special cupcakes that will be available from 29 August-25 September this year: For memorable after-school treats these will be a Chocolate Orange Cupcake and a Sticky Toffee Pudding Cupcake.
hummingbirdbakery.com



Best foot forward

If your kid's sandals are looking worse for wear then check out some autumn shoe styles at Igloo. Offering a range of stylish boots, everyday trainers, and quality footwear, children will step into the new season in style.

300 Upper Street N1 2TU; 020 7354 7300;
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The Angel resident DIRECTORY

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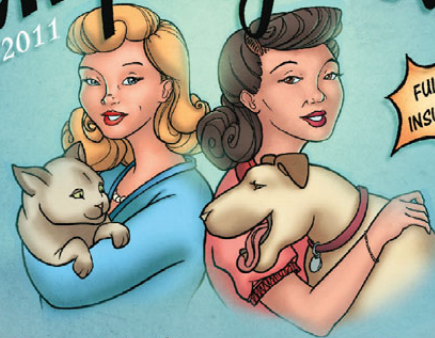


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PROPERTY

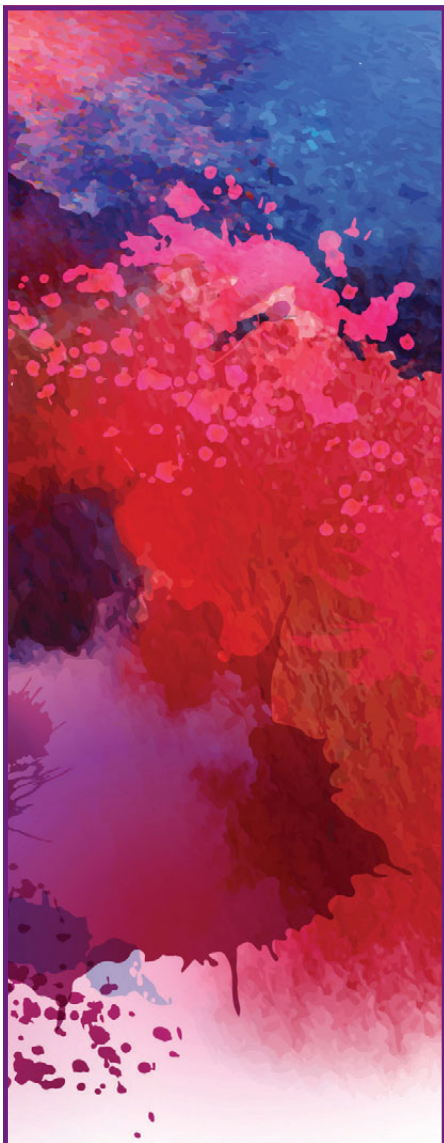
{ NORTH LONDON'S MOST DESIRABLE HOMES }



SIZE MATTERS

The great outdoors indeed...

Opening this month's property section is a rare opportunity to rent a property of such size and stature. Located on Northampton Park, the five-bedroom listed house boasts a 100ft garden and a wealth of period features, some of which you can see here. For more details, turn over the page.



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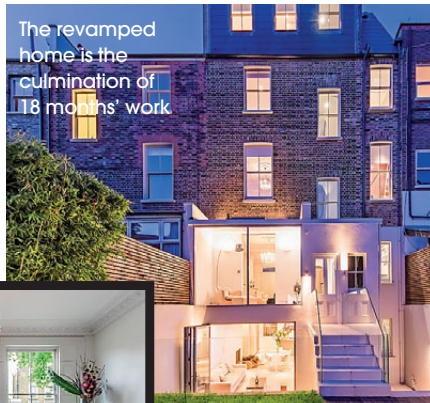


PROPERTY NEWS

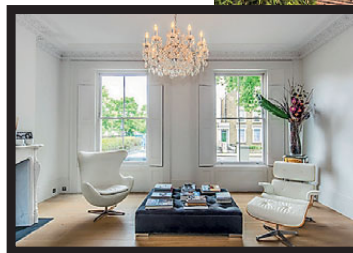
The latest from Islington's agents

Picture perfect

Despite this property on Mildmay Park being a dilapidated wreck, Anita Grossman – one half of full service photography agency A&R Photographic – saw potential in it. Following 18 months of extensive work, the property is now a striking family home with underfloor heating throughout, offering almost 4,000 sq ft of living accommodation. Highlights include a 27ft long L-shaped reception room, a bespoke kitchen that leads onto the open plan dining area with floating staircase, and a spacious outdoor area complete with hanging bubble chair.



The revamped home is the culmination of 18 months' work



The property has been the backdrop for many high-end photo shoots

Thanks to Anita's photographic connections, the property has been the backdrop for many high-end photo shoots, including a Vogue shoot with Gwyneth Paltrow, shot by the world famous Mario Testino.

The property is available to buy at £2,695,000 through Fyfe McDade, 293 Upper Street N1

2TU; 020 7354 4044; fyfemcdade.com



FAIR COP

Ever wondered what happened to the old Police Station along Upper Street? We did too, but all is now revealed: it has been transformed into a set of apartments, with an excellent sized one bed currently available to rent for £550 per week. The apartment offers a spacious reception room, high quality and fully integrated fitted kitchen with modern appliances, stylish tiled bathroom and a beautiful double bedroom with wall to wall storage leading to a terrace.

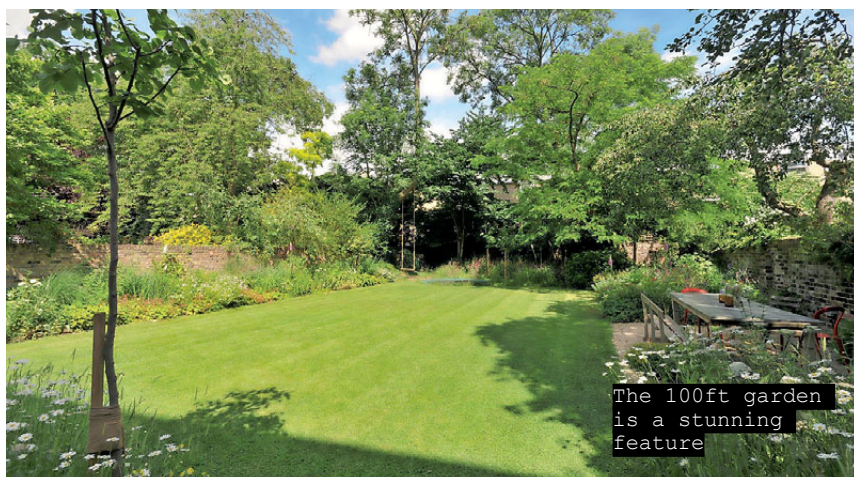


Find out more by contacting Currell on 020 7288 9109; currell.com



PEAK TIME

Stronger economic sentiment and a more buoyant employment market have translated into a pick up in the prime lettings market in the first half of 2014, finally restoring prime London rental values to their 2007 peak, according to the latest research from Savills. Demand from singles and sharers in markets such as east of City hotspots Wapping and Canary Wharf have seen the area outperform all prime London locations, with growth rising 3.1% during the year to date.



The 100ft garden is a stunning feature

GRASS IS GREENER

Proudly opening our property section this month, this impressive five bedroom listed house on Northampton Park features a stunning 100ft garden. Due to its size, the garden is bathed in sunlight for most of the day and features a patio area ideal for dining

and a large lawn. Elsewhere, there are two bathrooms, three reception rooms, an open plan kitchen and dining area, utility room, study and a garage.

There is a guide price of £1,950 per week and viewing is strictly by appointment with Knight Frank – call 020 3657 7360 for more details



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OUR WORLD

A vast array of experiences means Carlton Estate Agents' story is an intriguing one



The Carlton team enjoy a break at their rather impressive new office space on Upper Street



TIM CARLTON
DIRECTOR

I started as an estate agent in Islington way back in 1985; it really is hard to believe I have now worked on Upper Street for nearly 30 years. The housing stock is particularly interesting and diverse – charming Georgian and early Victorian terraces in Central Islington with late Victorian dwellings in the Highbury area, and recently contemporary buildings popping up wherever there is space, particularly along the Regent’s Canal. Prices have risen beyond belief: a typical terraced house close to the Angel in 1985 would have been circa £200k and the equivalent house would now sell for £2m – oh for hindsight! The buyer demographic has also changed over the years; Islington was typically an affordable borough for an average first-time buyer, but now is sadly out of reach for the majority.



Canonbury Square, N1
£825,000

A delightful two bedroom Georgian conversion overlooking this sought-after garden square.



JOSHUA JACKSON
SALES NEGOTIATOR

I have been in Islington and at Carlton since 2010. Having now lived and worked here for the past four and a half years I can truly say that I love the hustle and bustle of Islington life. I grew up on a farm, so Islington seems like a million miles from the country, which I still hold close to my heart, so I enjoy the fact that I can find solace in one of the many squares or in the open space of Highbury Fields. Having said that, I am equally partial to the many lively restaurants and pubs in the area such as Gallipoli, Garufa, The Drapers Arms or The Bull. The property market remains positive with prices reaching all time highs and in my opinion will continue, as we are seeing new buyers entering the market, not only those who currently live in Islington, but from across London and further afield.



Remington Street N1
£1,200,000

Situated in this most central location is this attractive four floored early Victorian house.



ALLY GRIST
LETTINGS MANAGER

Having spent four years as a Lettings Negotiator and the same again as Lettings Manager at Carlton, I have seen Islington continue to draw people in from all walks of life into the borough. Once an area has been established as a great place to live its popularity will go from strength to strength and this is clearly evident in Islington. The rental market has seen a steady increase in rents year on year and the days of a one bed under £300 per week are a distant memory. As the sales market reaches unprecedented purchase prices, the effect is a surge in applicants looking to rent as this is the more affordable option. The current summer months will continue to see high demand for rental properties and more people enjoying the many attractions of the area.



Milner Square, N1
£860 per week

A stunning three bedroom maisonette in a most central location.



JONATHAN MEAKIN
LETTINGS NEGOTIATOR

Carlton has been my first taste of a career in the property industry, having joined the lettings team in October. This has been a refreshing change after several years in retail management (and a foray in a heavy metal band) and I have been welcomed by the team. My background has given me opportunities to work in several of London’s boroughs, but none have proved to be as dynamic as Islington. The market here is very stable, in part fed by the strength of the sales market of late and this will be further supported by the upcoming summer surge. Carlton’s location on Upper Street immediately immerses you in the vibrant and fast paced culture of Islington with its superb bars, restaurants and boutiques. The eclectic mix of architectural styles provides a sound quality of property, with a striking range of choice.



Highbury Terrace, N5
£650 per week

A beautiful two bedroom flat featuring spectacular outside space.

ON THE RISE

William Swinburn, Sales Negotiator at Cluttons, on why the market continues to surprise

How long have you worked in Islington for now?

I have been working in Islington for about a year now and have enjoyed getting to know the area and all it has to offer. It was the diverse nature of estate agency that appealed to me; no two days are the same.

Ultimately, the part of the job I enjoy the most is helping people find their home. It is a huge part of people's lives and it is a great feeling when you can not only help them find what they have been looking for, but also act as a professional guide throughout the whole process.



How are property prices looking in and around Angel?

Prices are at an all time high and have risen even beyond agents' expectations. We saw values increase by up to 15% in 2013 and by a further 10% since January this year. For properties in central N1, you can expect to pay in excess of £1,200 per square foot.

How does the Islington market compare to other parts of London?

The Islington property market is similar to the likes of Kensington, Chelsea and Fulham where it has enjoyed a sharp rise in value over the past year; however, the main difference is you can get more for your money. We have recently noticed a surge of buyers who have been priced out of these West London markets and have decided to settle here, reaping the benefits of location, amenities and excellent transport links.

What do you think its biggest draw to buyers is?

Islington is very versatile and really does have something for everyone. The whole area has a great community feel to it, boasting a variety of boutique



The Islington property market is similar to the likes of Kensington, Chelsea and Fulham, but you get more for your money here

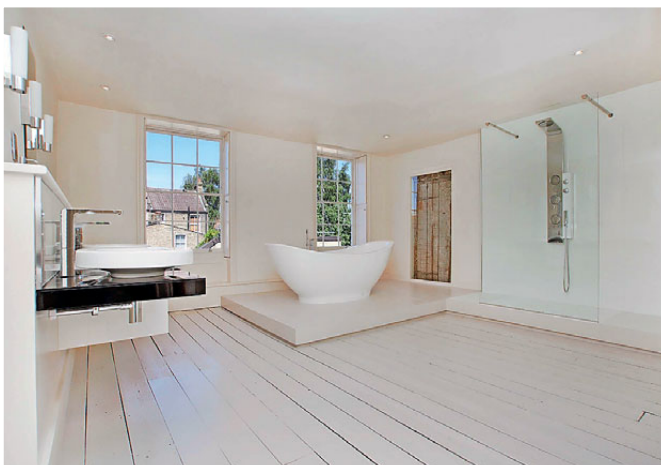
shops, bars, and restaurants, whilst also providing great transport links to the city and surrounding areas.

Are people after a particular kind of property?

Period properties are always in high demand and Islington has these in abundance. That being said, there are a number of new build developments that are becoming increasingly popular with modern architectural design, better proportioning and low maintenance costs.

Finally, what three things would you say to newcomers to Islington that they have to visit?

One of my favourite areas in Islington is Camden Passage, which is home to a number of great vintage boutiques, markets and coffee shops. Alternatively, a stroll down the nearby Regent's Canal, rounded off with a classic pub-lunch at the Earl of Essex, never disappoints. If you are into your cinema, Screen on the Green is a must.



On the market with Cluttons for £1,795,000 is this stunning four/ five bedroom Grade I-listed house on Newington Green, offering over 3,000 sq ft of beautifully restored accommodation over five floors. Built in 1658 (the year of Oliver Cromwell's death), Newington Green forms part of the earliest surviving brick built terrace in London and is of great historical importance

**Cluttons, 6 Camden Walk N1 8DY;
020 7354 6666; cluttons.com**

THE RIPPLE EFFECT

Savills Islington is offering a very special home arranged over four sensational floors



Ripplevale Grove is a beautiful tree-lined street in the heart of the Barnsbury Conservation Area – meaning this property is sure to be in demand. Fully refurbished by the current owners, there are three bedrooms and plenty of attention paid to every detail. The through reception room on the ground floor has been carefully designed to retain the period style of the building, and the front reception room is set up in a formal style, with the rear reception being used as a media room. The lower ground floor has been architecturally modelled to provide a through kitchen/dining room and further reception space that leads out onto the garden, which has a high degree of privacy.

The property is priced at £2,350,000 through Savills Islington, 94-96 Upper Street N1 0NP; 020 7226 1313; savills.com



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Gibson Square N1
Guide £1,400 per week



Granville Sqaure WC1
Guide £1,195 per week



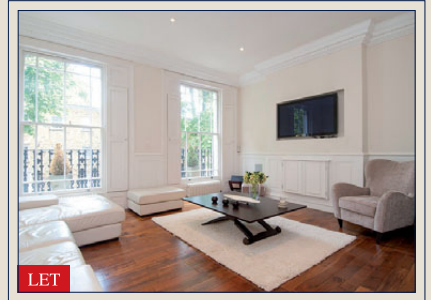
Brookbsy Street N1
Guide £950 per week



The Courthouse N1
Guide £935 per week



Arthouse N1
Guide £815 per week



Compton Road N1
Guide £760 per week



Brayfield Terrace N1
Guide £700 per week



Lonsdale Square N1
Guide £545 per week



Bezier Apartments EC1Y
Guide £530 per week



Highbury Place N5
Guide £495 per week



Lofting Road N1
Guide £475 per week



Liverpool Road N1
Guide £460 per week

SOLD



Downham Road N1

An immaculately presented period
maisonette with decked terrace

Guide: £695,000
Leasehold. EPC=D

For professional advice in sales and lettings, or for a free
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FOR SALE



Upper Street N1

A beautifully presented upper
maisonette in a central location

Guide: £925,000
Leasehold. EPC=D

savills

SOLD



Gibson Square N1

A beautiful Grade II listed
family home

Guide: £2.3 million
Freehold.

For professional advice in sales and lettings, or for a free
market appraisal, please contact the team on 020 7226 1313

Savills Islington
94-96 Upper Street
London N1 0NP

Adam Smith
Sales
arsmith@savills.com

Fitore Vula
Lettings Valuer
fvula@savills.com

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FOR SALE



John Spencer Square N1

An immaculate two storey neo-Georgian
townhouse in Canonbury

Guide: £1.45 million
Freehold. EPC=E

savills

SOLD



Canonbury Place N1

A beautifully presented neo-Georgian house in the heart of Canonbury

Guide: £1.995 million
Freehold. EPC=D

For professional advice in sales and lettings, or for a free market appraisal, please contact the team on 020 7226 1313

Savills Islington
94-96 Upper Street
London N1 0NP

Jo-Anne Neighbour
Sales
jneighbour@savills.com

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FOR SALE



Duncan Terrace N1

A second floor flat in a central location close to Angel tube

Guide: £450,000
Leasehold. EPC=D



£1,345,000 Freehold
Corsica St, N5

- Ultra modern mews house
- Live/work accommodation over three floors
- Spacious open plan living on top floor
- Private balcony directly off reception room
- Moments from Highbury Fields
- EPC – B



£750,000 Leasehold
Clare Lane, N1

- Two bedroom modern mews house
- Secure, quiet gated development
- Spacious open plan living
- Live/work property
- Moments from Essex Road
- EPC – C



£3,100,000 Freehold

Lonsdale Sq, N1

- Impressive Grade II* listed house
- Arranged over five floors with five bedrooms
- Original period features
- Mature west-facing garden
- Located in a fine central Islington garden square



HOMES TO VIEW

NEWINGTON GREEN N16

A rare opportunity to acquire this stunning, four/five bedroom Grade I listed house, offering over 3,000 sq ft of beautifully restored accommodation over five floors.

Built in 1658 (the year of Oliver Cromwell's death), Newington Green forms part of the earliest surviving brick built terrace in London and is of great historic importance. The property has been exquisitely refurbished by the current owners who have created the perfect balance between contemporary design and original period features which have been carefully preserved.

- Built in 1658
- Grade I Listed
- Original period features
- 4/5 bedrooms
- 2 bathrooms
- 3,050 sq ft

NEWINGTON GREEN N16 – LEASEHOLD

£1,795,000 – 4/5 bedrooms
EPC rating: D | Ref: ISL140008





NEW NORTH ROAD
N1 – SHARE OF FREEHOLD
£695,000 – 2 bedrooms
EPC rating: E | Ref: ISL140075



ELMORE STREET
N1 – LEASEHOLD
£775,000 – 2 bedrooms
EPC rating: C | Ref: ISL140093

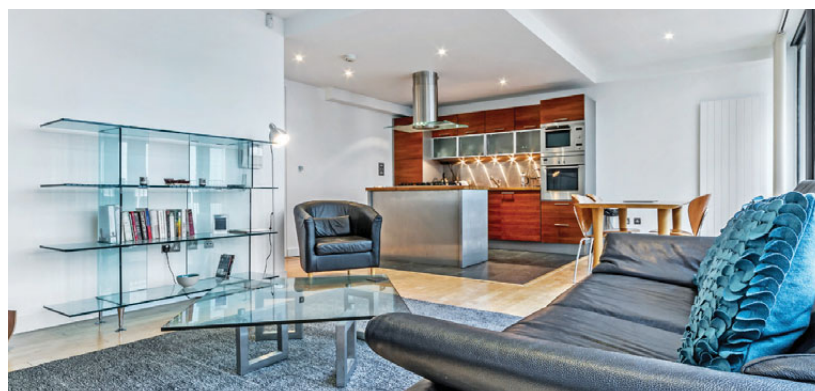


HOMES TO VIEW

NORTHBURGH STREET
EC1V – UNFURNISHED
£825 pw – 2 bedrooms
EPC rating: C | Ref: 68754



COLLEGE HEIGHTS
EC1V – FURNISHED
£475 pw – 2 bedrooms
EPC rating: C | Ref: 39967



GOSWELL ROAD
EC1V – FURNISHED
£595 pw – 2 bedrooms
EPC rating: C | Ref: 79299

RED SQUARE
N16 – FURNISHED
£440 pw – 2 bedrooms
EPC rating: C | Ref: 67111



MATILDA STREET
N1 – FURNISHED
£410 pw – 2 bedrooms
EPC rating: C | Ref: 44530



PACKINGTON STREET
N1 – FURNISHED
£375 pw – 1 bedroom
EPC rating: C | Ref: 80929

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COMPTON AVENUE N1

Brand new development of luxurious 3 bed houses in the heart of Canonbury.

PRICES FROM £1,520,000

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HIGHBURY FIELDS N5

New development of 1,2 & 3 bedroom apartments right on Highbury Fields
2 minutes from Highbury & Islington Station

FOR RENT, PRICES ON ENQUIRY

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SALES

Remington Street, NI

Situated in this most central location an attractive four floored early Victorian house with garden and roof terrace. EPC: C
Freehold £1,200,000

SALES + LETTINGS 020 7359 0000
carltonestateagents.co.uk



LETTINGS

Gerrard Road, NI

Fantastic two bedroom maisonette with a great private terrace. EPC:C

£695 Per Week*

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Gama is a cash funded investment company, with over 20 years experience within the property sector in the UK and abroad.

Our focus is acquiring and renovating freehold residential blocks in Prime Central London.

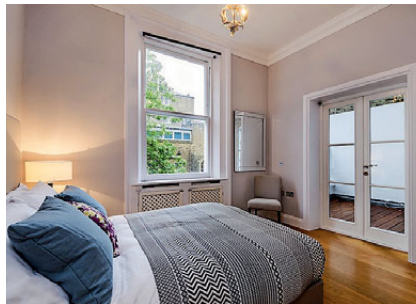
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- Fast performance
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E. Alpana@gamaestate.co.uk

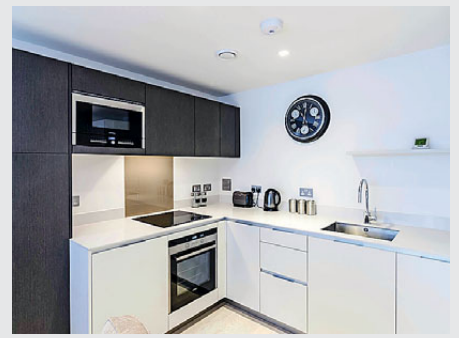
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Wenlock Road, N1 £495 per week* LONG LET

A brand new and very high quality apartment, with wooden floors, contemporary fixtures/fittings throughout and spacious balcony, whilst being close to transport links. Modern Apartment / Concierge Facility / Close To Amenities. **EPC:B**



Cross Street, N1 £530 per week* LONG LET

A newly renovated one bedroom furnished property off Upper Street, with brand new fixtures and fittings throughout, under floor heating and vast sole use private garden, which will be maintained three times per year. Brand New / Vast Garden / Wooden Floors. **EPC:C**

Hamptons Islington

Lettings. 020 7717 5455 | islingtonlettings@hamptons-int.com



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges



Beyond your expectations
www.hamptons.co.uk



Raleigh Street, N1

A beautiful end of terrace period house with two bedrooms over three floors located in a sought after location in the heart of Islington. On the lower ground floor there is a bright and modern open-plan kitchen/dining room and a cloakroom. A beautiful double reception room occupies the raised ground floor and on the next level up there are two bedrooms and a bathroom. The property is in excellent decorative order and retains many of its period features. **EPC:E**

£1,350,000 Freehold

- *Open plan kitchen/dining room*
- *2 reception rooms*
- *2 bedrooms*
- *Bathroom*
- *Cloakroom*
- *Garden*

Hamptons Islington

Sales. 020 7717 5453 | islington@hamptons-int.com



Clare Lane, N1

A stunning duplex apartment located within a gated mews development in East Canonbury. Offering a very peaceful and private setting, the property sits across the first and second (top) floors. Accommodation comprises three double bedrooms, two en-suites, cloakroom, open plan living room with dining area, contemporary kitchen and direct access to a roof terrace. There is also ample storage which can be found in both bedrooms on the upper floor. **EPC:C**

£1,200,000 Leasehold

- Gated mews
- Duplex apartment
- Open plan living
- First and second floors
- Three bedrooms
- Direct access to own terrace



Union Wharf, Islington N1

A beautifully presented two bedroom, duplex loft

This apartment has a large reception area with an open plan kitchen, modern bathroom and balcony with canal views. 2 bedrooms, 2 bathrooms, kitchen/reception room, study, balcony, concierge, lift. EPC rating B. Approximately 112 sq m (1,205 sq ft)

Leasehold

Guide price: £975,000

(ISL140155)

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020 8166 7503





Halton Road, Canonbury N1

A lovingly restored four bedroom Grade II listed house

An extremely characterful Regency townhouse with many period features that has been sympathetically restored and extended to create a fabulous family home. 4 bedrooms, 3 bathrooms, 2 reception rooms, kitchen/breakfast room, utility room, guest WC, garden. Approximately 172.46 sq m (1854 sq ft)

Freehold

Guide price: £2,250,000

(ISL140099)

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Beresford Road, Highbury N5 Period conversion

A beautiful and spacious apartment to rent on the first floor of a Period house on a residential road in Highbury. The property features 1 bedroom, bathroom, open plan kitchen and reception room and wooden flooring. Approximately 45 sq m (484 sq ft). EPC rating D

Available part furnished

Guide price: £425 per week

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020 8166 7502

(ISQ200576)



Noel Road, Islington N1 The heart of Angel

A beautiful Period house located on a quiet residential road in the heart of Angel. The property consists of 3 bedrooms, 3 bathrooms, double reception room, kitchen with dining area, utility room and private patio garden. Approximately 183 sq m (1966 sq ft). EPC rating D

Available unfurnished

Guide price: £1695 per week

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(ISQ198072)



All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.



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For more information visit our office at **353 Upper Street**,
or call **020 8166 7502**

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